

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Joint Public Hearing will be conducted by the Waukesha County Park and Planning Commission and the Waukesha County Land Use, Parks and Environment Committee, at 9:00 a.m., on Thursday, March 8, 2007, in Room 255/259, of the Waukesha County Administration Building, 1320 Pewaukee Road*, Waukesha, WI, 53188, to consider amendments to the Waukesha County Development Plan, adopted by the Waukesha County Board of Supervisors, in November 1996. The areas of amendment include the following specific sites and/or locations in the County:

1. In the Town of Brookfield, the following request is being made:
 - A. ***S & T North Shore, LLC***, P.O. Box 347, Brookfield, WI 53008, requests their parcel known as Parcel 2 of Certified Survey Map No. 10074, which is located in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, Town of Brookfield, (Tax Key No. BKFT 1123.977.008) be amended from the High Density Urban Residential category, with conditions imposed in the 2005 Land Use Plan Amendment, to the Commercial category for the purpose of relocating the existing Lexus car dealership from its present location on the south side of Bluemound Road.
2. In the Town of Delafield, the following requests are being made:
 - A. ***Michael and Donna Southard***, W302 N8989 Maple Avenue, Waukesha, WI 53188, request their property located in part of the NE $\frac{1}{4}$ and SE $\frac{1}{4}$ of Section 27, Town of Delafield, (Tax Key No.'s DELT 0825.989, DELT 0828.998), south of Maple Avenue and west of Bryn Drive, be amended from the Rural Density Residential and Other Agricultural Land and open lands category (RDROAL) (five acre density) to the Suburban I Density Residential (SDRI) category (1.5 to 2.9 acres per dwelling unit) to provide for a possible residential Planned Unit Development on the property.
 - B. ***John Abler***, 1345 Coast Road, Brookfield, WI, requests his property located in the SE $\frac{1}{4}$ of Section 30, Town of Delafield, (Tax Key No. DELT 0840.994.006) containing 6.2 acres be amended from the RDROAL category to the Suburban II Density Residential (SDRII) category (3 to 4.9 acres per dwelling unit) to permit the petitioner to divide his parcel into two, three-acre lots.
3. In the Town of Eagle, the following requests are being made:
 - A. ***Camtec, Inc.***, W309 S4860 Commercial Drive, North Prairie, WI 53153, request their property located in part of the NE $\frac{1}{4}$ and SE $\frac{1}{4}$ of Section 1, east of S.T.H. 67, Town of Eagle, (Tax Key No. EGLT 1732.999.001), be amended from the RDROAL category to the Industrial category in order to accommodate the proposed development of the property into an industrial site with the possibility of rail service from the abutting railroad on the east side of the property.
 - B. ***Camtec, Inc.***, W309 S4860 Commercial Drive, North Prairie, WI 53153, request their property located in part of the NE $\frac{1}{4}$, NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of Section 1, and located west of S.T.H. 67, Town of Eagle, (Part of Tax Key No.'s EGLT 1729.996, EGLT 1732.998 and EGLT 1732.999.001), containing approximately 98 acres, be amended from the RDROAL and Isolated Natural Resource Area to the SDRII category to permit the development of a residential subdivision containing three-acre densities.

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- C. **Circle C-Z Plaza, LLC**, W309 S4860 Commercial Drive, North Prairie, WI 53153, request their property located in parts of Section 25, east of Sprague Road and north of C.T.H. “LO”, Town of Eagle (Tax Key No. EGLT 1826.998) be amended from the RDROAL category to the SDRII category, to permit the proposed development of a single-family residential subdivision.
4. In the Town of Lisbon the following requests are being made:
- A. **Michael Gross**, W220 N7063 Townline Road, Sussex, WI 53089, requests his property located in part of the NE ¼ of Section 24, of the Town of Lisbon (Tax Key No. LSBT 0237.981.004) be amended from the Low Density Residential (LDR) category to the Industrial category, to accommodate the existing industrial use on the property.
- B. **Town of Lisbon Land Use Committee and Plan Commission**, request the lands owned by Peter and Mary Merbeth, N56 W27034 C.T.H. “K”, Sussex, WI 53089, Town of Lisbon, (Tax Key No. 0259.981) be amended from the RDROAL category to the Commercial category. The Town has indicated in developing the Town’s Land Use Plan they inadvertently placed this property into a residential category and intended that it be continued in a commercial category as it has been zoned in that manner for over 30 years.
- C. **Jack Lietzau, d/b/a Colgate Investments LLC**, P.O. Box 121, Colgate, WI 53017, requests his property located in the NE ¼ of Section 3 of the Town of Lisbon, (Tax Key No.’s LSBT 0153.994 and LSBT 0153.995), be amended from the RDROAL category to the LDR category to permit the development of a 52-unit residential condominium.
- D. **Robert Olson, d/b/a Globe Contractors**, N50 W23076 Betker Road, Pewaukee, WI 53072, request their property located in the SE ¼ of Section 35 and the SW ¼ of Section 36, (Tax Key No.’s LSBT 0284.996 and LSBT 0284.997) be amended from the Government and Institutional category to the Industrial category in order to accommodate the property owners need for the storage of construction materials and equipment in conjunction with their business occurring on an adjacent parcel.
- E. **Town of Lisbon Plan Commission and Town Board**, requests the property owned by Joseph Clanton, W220 N7071 Townline Road, Sussex, WI 53089, Tax Key No. (LSBT 0237.981.002), be amended from the LDR category to the Industrial category to recognize the ongoing industrial use of the property, as it has been zoned.
5. In the Town of Mukwonago, the following requests are being made:
- A. **Wade Balson**, 461 River Crest Court, Mukwonago, WI 53149, requests the property owned by Cheryl A. Berg of the same address, located in part of the SE ¼ of Section 30 and the NE ¼ of Section 31, Town of Mukwonago, (Tax Key No. MUKT 1993.996 and MUKT 1993.998), be amended from the proposed County ownership category under the Waukesha County Park and Open Space Plan to remove said designation while leaving the site in the Primary Environmental Corridor classification under the Waukesha County Development Plan. The owner is interested in developing a nine (9) lot conservation type design single-family residential subdivision.

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- B. ***Indemnity Capital, LLC./US Golf, Inc.***, S103 W33599 C.T.H. “LO”, Mukwonago, WI 53149 (Rainbow Springs), located in parts of Section 31 of the Town of Mukwonago, (Tax Key No. MUKT 1994.999), be amended from the Private Outdoor Recreation and Open Space category of the Park and Open Space Element of the Waukesha County Development Plan, to the RDROAL category for the non-Primary Environmental Corridor portions of the property to permit the future development of a conservation type design residential development on portions of the former Rainbow Springs property.
6. In the Town of Oconomowoc, the following requests are being made:
- A. ***Town of Oconomowoc Plan Commission and Town Board***, requests five properties in the Town of Oconomowoc be amended as follows:
1. ***Patrick Agnew property***, located in the E ½ of the NW ¼ of Section 11, Town of Oconomowoc (Tax Key No. OCOT 0474.999), be amended from the 35-acre Prime Agricultural designation to change a portion of the 73-acre parcel containing 3.1 acres to the LDR category. The existing two-acre parcel now owned by Mr. Agnew is proposed to be combined with a portion of the adjacent surrounding lands to create a 3.1-acre residential parcel, eliminating the 2.02-acre parcel.
 2. ***Kristian Sydow***, 347 Lincoln Avenue, Suite 1, Milwaukee, WI 53207-1572, owning property at W359 N6168 Brown Street, containing approximately 2.98 acres, located in the NW ¼ of Section 26, Town of Oconomowoc (Tax Key No. OCOT 0534.998.005), be amended from the LDR category to the Commercial category in order to accommodate a proposed small commercial neighborhood type retail establishment.
 3. ***Anders, Inc.***, W238 N1660 Busse Road, Waukesha, WI 53188, located in the NW ¼ of Section 9 of the Town of Oconomowoc, (Tax Key No. OCOT 0466.997.007), containing approximately 43 acres of land, be amended from the current SDRII category (3 to 4.9 acres per dwelling unit) to the Agricultural Preservation category.
 4. ***Properties owned by Charles Herro***, 156 East Wisconsin Avenue, Oconomowoc, WI 53066 and ***Ralph and Tracy Schmidt***, 28 Blain Street, Oconomowoc, WI 53066, request the contiguously owned parcels containing approximately 6.5 acres of land, located in the NW ¼ of Section 30 of the Town of Oconomowoc (Tax Key No.’s OCOT 0551.982.002 and OCOT 0551.982.003), and located on the east side of Frontier Road between Marks Road and S.T.H. 16, be amended from the Commercial category to the Industrial category.
- B. ***The Waukesha County Department of Parks and Land Use***, requests the Richard Roth property, located in the W ½ of Section 9 of the Town of Oconomowoc, (Tax Key No. OCOT 0466.996.003), be amended from the SDRII category to the Prime Agricultural category to be consistent with the Town of Oconomowoc’s Land Use Plan.

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7. In the Town of Ottawa, the following request is being made:

- A. ***Town of Ottawa Plan Commission and Town Board***, requests a Comprehensive amendment to the Waukesha County Development Plan, which was originally adopted in 1994 and has recently been revised and completed with numerous changes as shown on the Town of Ottawa Master Land Use Plan (2006) to be incorporated into the Waukesha County Development Plan.

8. In the Town of Vernon, the following request is being made:

- A. ***Roamer property***, located in parts of Sections 7 and 8 of the Town of Vernon, (Tax Key No.'s VNT 2047.992 [16.71 acres] and VNT 2044.998 [11.73 acres]), be amended from the RDROAL category to the SDRI category to accommodate a new residential subdivision.

Following the Public Hearing, the staff will evaluate public input and prepare a formal recommendation for each of the above cited issues to be presented to the Waukesha County Park and Planning Commission, Waukesha County Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors for final consideration.

For more detailed information on the above requests, please contact Richard Mace, Waukesha County Department of Parks and Land Use, 1320 Pewaukee Road, Room 230, Waukesha, WI, 53188, at (262) 548-7790.

All interested parties will be heard.

A quorum of the Waukesha County Board or its Committees may be present.

***Please note: Due to controlled access screening, you must enter the building via the main entrance of the Courthouse, located at 515 W. Moreland Blvd.**

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE

Dale R. Shaver, Director
1320 Pewaukee Road, Room 230
Waukesha, WI 53188

Legal Notice to be published in the
Waukesha Freeman
Thursday, February 22, 2007 and
Thursday, March 1, 2007